

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

December 4, 2006

**CALL TO PODIUM:**

**Fred Felton**  
**Assistant City Manager**

**RESPONSIBLE STAFF:**

**Fred Felton**  
**Assistant City Manager**

**AGENDA ITEM:**

(please check one)

|          |                              |
|----------|------------------------------|
|          | Presentation                 |
|          | Proclamation/Certificate     |
|          | Appointment                  |
|          | Public Hearing               |
|          | Historic District            |
|          | Consent Item                 |
|          | Ordinance                    |
|          | Resolution                   |
|          | Policy Discussion            |
|          | Work Session Discussion Item |
| <b>X</b> | Other: <b>Introduction</b>   |

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

|                   |  |
|-------------------|--|
| Introduced        |  |
| Advertised        |  |
|                   |  |
|                   |  |
|                   |  |
|                   |  |
|                   |  |
| Hearing Date      |  |
| Record Held Open  |  |
| Policy Discussion |  |

**TITLE:**

An Ordinance to Amend Chapter 5 of the City Code Entitled "Buildings," to Create a New Article VI Entitled "Additional Fire Safety Requirements for Certain Multi-Family Residential Structures" to Create a New Section 5-12 Entitled "Automated Sprinkler Systems" to Require the Retrofit Of Certain Multi-Family Residential Structures With Automated Sprinkler Systems

**SUPPORTING BACKGROUND:**

Staff is concerned about the lack of automated fire suppression sprinkler systems in our aging multi-family housing stock.

The City has required the installation of sprinklers in new multi-family dwellings for over 25 years, and we now require sprinklers for all residential construction; however, we have thousands of apartments built in the 1960's and 70's that are not equipped with fire suppression systems.

We expect that a significant number of our aging apartments could be renovated or converted to condominiums in the relatively near future. Our Fire Marshall has indicated that it is fairly easy and economical to retrofit an existing multi-family dwelling with sprinklers when they are vacant.

The attached ordinance would require the installation of automated sprinkler systems whenever an existing multi-family dwelling containing at least four (4) dwelling units should become vacant for a period of more than ninety (90) days.

Staff believes this is a reasonable approach to phasing in a sprinkler requirement for our aging multi-family stock.

**DESIRED OUTCOME:**

**Staff recommends that the Mayor and City Council vote to introduce the ordinance, and notify the public that the public hearing will be held on December 18, 2006.**

Ordinance No. \_\_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 5 OF THE CITY CODE  
ENTITLED "BUILDINGS," TO CREATE A NEW ARTICLE VI ENTITLED "ADDITIONAL FIRE  
SAFETY REQUIREMENTS FOR CERTAIN MULTI-FAMILY RESIDENTIAL STRUCTURES"  
TO CREATE A NEW SECTION 5-11 ENTITLED "AUTOMATED SPRINKLER SYSTEMS"  
TO REQUIRE THE RETROFIT OF CERTAIN MULTI-FAMILY RESIDENTIAL  
STRUCTURES WITH AUTOMATED SPRINKLER SYSTEMS

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in  
public meeting assembled, that Chapter 5 of the City Code, Article VI, Section 5-11, is  
hereby enacted to read as follows:

**ARTICLE V. THE INTERNATIONAL FUEL GAS CODE (2003)**

\* \* \* \* \*

**ARTICLE VI. ADDITIONAL FIRE SAFETY REQUIREMENTS FOR CERTAIN  
MULTI-FAMILY RESIDENTIAL STRUCTURES**

**Sec. 5-11. AUTOMATED SPRINKLER SYSTEMS**

A vacant multi-family residential structure containing four (4) or more dwelling units  
may not be reoccupied until automated sprinkler systems are installed pursuant to  
the requirements of the applicable National Fire Protection Association sprinkler  
standard. For the purposes of this section, vacant shall be defined as a building not  
occupied by one or more persons for a period of at least ninety (90) days.

\* \* \* \* \*

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the City Council of  
Gaithersburg, Maryland.

\_\_\_\_\_  
SIDNEY A. KATZ, MAYOR and  
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this \_\_\_\_\_ day of \_\_\_\_\_, 2006. APPROVED/VETOED by the Mayor of the City of Gaithersburg this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the \_\_\_\_ day of \_\_\_\_\_, 2006, and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the \_\_\_\_ day of \_\_\_\_\_, 2006. This Ordinance will become effective on the \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
David B. Humpton, City Manager

**Boldface**

Underlining

[Single boldface brackets]

Double underlining

[[Double boldface brackets]]

\* \* \*

*Heading or defined term.*

*Added to existing law by original bill.*

*Deleted from existing law by original bill.*

*Added by Amendment.*

*Deleted from existing law or the bill by amendment.*

*Existing law unaffected by bill.*